

REPORT OF THE COMMITTEE ON ZONING AND PLANNING

Voting Members:

Trevor Ozawa, Chair; Ron Menor, Vice-Chair;
Carol Fukunaga, Ann H. Kobayashi, Joey Manahan

Committee Meeting Held
July 13, 2016

Honorable Ernest Y. Martin
Chair, City Council
City and County of Honolulu

Mr. Chair:

Your Committee on Zoning and Planning, to which was referred Resolution 16-127 entitled:

"RESOLUTION GRANTING A SPECIAL MANAGEMENT AREA (SMA) USE PERMIT TO RENOVATE THE FORMER HENRY J. KAISER ESTATE, INVOLVING THE RENOVATION OF TWO LARGE EXISTING SINGLE-FAMILY DWELLINGS, THE CONSTRUCTION OF A LARGE NEW SINGLE-FAMILY DWELLING AND VARIOUS IMPROVEMENTS AND THE REPAIR OF EXISTING NONCONFORMING STRUCTURES WITHIN THE 40-FOOT SHORELINE SETBACK AREA,"

as transmitted by Departmental Communication 316 from the Department of Planning and Permitting (DPP), dated May 6, 2016, reports as follows:

The purpose of Resolution 16-127 is to grant a Special Management Area Use Permit (SMP) to Evershine II LP (the "Applicant") to renovate two large existing dwellings, construct a large new dwelling and ancillary buildings including a pool pavilion, staff house, garage and guest houses and various improvements, including the repair of existing structures within the 40-ft shoreline setback at 567 Portlock Road, Honolulu, Oahu, and identified as Tax Map Keys 3-9-26: 44, 45, 46, 47, and 48.

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII

ADOPTED ON

AUG 03 2016

COMMITTEE REPORT NO. **218**

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Page 2

Your Committee notes that the DPP, after a public hearing held on April 8, 2016, recommends approval of the SMP subject to the conditions set forth in the resolution.

At your Committee's meeting on July 13, 2016, the Applicant's agent gave a presentation of the project. No oral or written testimony was received.

Your Committee finds, pursuant to HRS Section 205A-26 and ROH Section 25-3.2, and in agreement with the conclusion of the Department of Planning and Permitting in Departmental Communication 316 (2016), that:

- A. The development, as conditioned, will not have any substantial adverse environmental or ecological effect, either alone or cumulatively with other projects.
- B. The development is consistent with the objectives and policies set forth in ROH Section 25-3.1 and HRS Section 205A-2, and area guidelines contained in ROH Section 25-3.2 and HRS Section 205A-26.
- C. The development is consistent with the County General Plan, development plans, zoning, and other applicable ordinances.

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Page 3

Your Committee on Zoning and Planning is in accord with the intent and purpose of Resolution 16-127, and recommends its adoption. (Ayes: Ozawa, Fukunaga, Kobayashi, Manahan, Menor – 5; Noes: None.)

Respectfully submitted,



Committee Chair

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